

City of Wildwood
Council Planning/Parks Committee
“Planning Tomorrow Today”
Minutes from the
February 23, 2021 Meeting

The Council Planning/Parks Committee meeting was called to order by Chair McCutchen, at 7:00 p.m., on February 23, 2021, at Wildwood City Hall, 16860 Main Street, Wildwood, Missouri, **in Virtual Format (Zoom Webinar).**

I. Welcome and Roll Call:

The roll call was taken, with the following results:

PRESENT – (7)

Council Member Clark
Council Member Bartoni
Council Member Nyhan
Council Member Dodwell
Council Member Flaschar
Council Member Garritano
Chair McCutchen

ABSENT – (1)

Council Member Rambaud

Other City Officials present:

Steve Cross, Interim City Administrator
Joe Vujnich, Director of Planning and Parks
Julian Jacquin, Interim Deputy City Administrator
Travis Newberry, Senior City Planner
Gary Crews, Superintendent of Parks and Recreation

II. Approval of Minutes from the Meeting of January 26, 2021.

Council Member Clark referenced a grammatical oversight in Section b.3, under *Action Items*. This item will be corrected in the *Minutes of Record*.

The minutes of the January 26, 2021 were endorsed by consensus of the Committee by way of a unanimous voice vote. The minutes were declared approved by Chair McCutchen.

III. Public Comment (opportunity for the public to speak to any Action Item on Tonight’s Agenda).

Nancy Fischer: reiterated to the Committee that her stance regarding the aquaculture facility has not changed. She is opposed to granting/restoring privileges to the property owner, until all the motors are changed out to the quieter versions. It is her opinion the

current noise reduction being experienced is only temporary and remains concerned, and, without proof that all the motors are changed out, the noise will return in the Spring. Ms. Fischer wants assurances that Dr. Thunder will be engaged by the City in the Spring to evaluate the sound levels and make sure the old pumps were replaced.

IV. Action Items:

a.) Planning Matters – One (1) Item Ready for Consideration

1.) Work Plan for Review of Previous Changes to the Zoning Ordinance and Noise Code for Constant Emitters of Noise (Wards – All)

Director of Planning and Parks Vujnich provided an overview of all previous suggested/completed revisions to the existing *Zoning Ordinance and Noise Code* since 2020. He noted specific focus has been directed to three (3) of the six (6) originally identified study areas relating to noise presented to the Committee. Director of Planning and Parks Vujnich reviewed recommendations made to the Committee in the three (3) areas of focus: Define, Restore, and Retain. While the Committee is in agreement to retain the current daytime and nighttime hours, restoring permitted uses at the site of the aquaculture and the determination of general nighttime ambient background levels of noise operation have not received full support. Director of Planning and Parks Vujnich advised the Committee, after further investigation, the Department is offering a modification of the original recommendation regarding nighttime ambient background noise levels for rural areas in the City of Wildwood. This modification would change the original recommendation of thirty-nine (39) decibels to forty-five (45) decibels. He noted there would be some accommodations for adjustments based on discrete tones or other weighting factors, but generally the forty-five (45) decibel level is an acceptable standard. He noted the forty-five (45) decibel level suggestion would certainly be an improvement over the current fifty (50) decibel level. Based on the aforementioned information, Director of Planning and Parks Vujnich advised the Department of Planning is suggesting the consideration of the following:

Define a *Nighttime Ambient Background Level of Noise* at forty-five (45) decibels; and, **Restore** Permitted Use of Rights to the property owner of the aquaculture operation.

Director of Planning and Parks Vujnich introduced Dr. Tom Thunder, who provided a very informative presentation and answered many questions of Committee Members.

Discussion among Committee Members included the following: the opinion the original recommendation of a thirty-nine (39) decibel level of noise for nighttime ambient background noise levels was too aggressive, but the forty-five (45) decibel level appears to be much more reasonable; agreement of the Committee to maintain the current daytime and nighttime hours; the opinion of some to remove the restrictions currently in place at the existing aquaculture operation; the opinion the building of a home at the current aquaculture property would be a positive addition; lengthy discussion on “*expectations*” concerning environmental noise; lengthy discussion on the *tonal character* of noise, which influences/creates *annoying* noise; lengthy discussion on how

compliance can be determined, when all suggested/recommended repairs have not been made at the aquaculture; lengthy discussion on *extrapolation formulas* used to determine solutions to noise problems; the opinion of some who feel sound cannot be measured/evaluated for compliance, until all suggested repairs are made; the opinion that sound cannot be evaluated for irritation; lengthy discussion on how much difference a decibel of sound can make (3db is “just noticeable”; 5db is a considerable change); lengthy discussion about making sure the current aquaculture owner is not *grandfathered* to continue the irritating noise; the general opinion that, if the suggested/recommended corrections are made at the aquaculture operation, the facility will be in code compliance; the fact that assurances are wanted the owner of the aquaculture operation, will make the suggested corrections; the question of whether the aquaculture owner can be placed on a timeline to make the suggested repairs/modifications; and the comment the owner of the aquaculture operation might have the modifications made in the next 4 to 6 weeks with certain guarantees.

It was suggested by Committee Members that support for the recommendation is difficult without the owner of the aquaculture operation making the suggested/recommended corrections/modifications.

A motion was made by Council Member Bartoni, seconded by Council Member Dodwell, to postpone the discussion of changes to the existing Zoning Ordinance and Noise Code for constant emitters for thirty (30) days. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

b.) Parks Matters – Four (4) Items Ready for Consideration

1. Review of Preliminary Design for Village Green and Phase 3 Public Input Process (Ward – Eight)

Director of Planning and Parks Vujnich provided a brief overview for the Committee on the proposed Village Green development and the multiple-step process so far to create the Village Green Master Plan. He then introduced Ryan Giesmar, of *Human Nature*, who presented a *Preliminary Master Plan* of the proposed Village Green. He spoke briefly on the planned *Public Input Session #3* and shared with the Committee what/how the preliminary/draft master plan would be presented to the community. The presentation that followed was extremely informative and enlightening.

Discussion among Committee Members included the following: compliment to *Human Nature* for the work completed to this point with the Village Green Plan Concept and the Public input sessions accomplished during the world-wide pandemic; questions on the proposed tower in the Concept Plan for the Village Green and whether it would be code compliant; questions on the number of restrooms in the proposed Village Green Concept Plan; whether landscaping is being planned to provide privacy for surrounding residents; whether the proposed tower will have an elevator or stairs; and whether any nighttime lighting was being planned and if it would invade surrounding properties.

A motion was made by Council Member Garritano, seconded by Council Member Flaschar, recommending/authorizing the Department to move forward with the next phase of presenting the preliminary design/master plan, of the proposed Village Green, to the Wildwood community. A voice vote was taken to approve the motion, with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

2. Parks and Stormwater Sales Tax Initiative (Wards – All).

Director of Planning and Parks Vujnich provided a brief overview of the proposed Parks and Stormwater Sales Tax Initiative that has been discussed at length in the last two meetings of the Committee. He noted numerous valid questions have been raised and there is still information that needs to be obtained before moving forward.

Discussion among Committee Members addressed several topics: the shared opinion that a determination had to be made on the allocation/distribution of revenue obtained from the proposed tax; the opinion the Department should determine desired projects to be completed in the City over the next couple of years; the opinion a determination needs to be made on how to present/justify this tax to the community; and the opinion this proposed tax is going to be a “*big ask*” of the community and all the answers need to be in place before such is presented.

A motion was made by Council Member Garritano, seconded by Council Member Clark, to postpone discussion of the Parks and Stormwater Sales Tax Initiative until the next meeting. A voice vote was taken to approve the motion with unanimous, affirmative result. The motion was declared approved by Chair McCutchen.

3. Update on Virtual Recreation Programs and Events (Wards – All)

The Committee was advised to review the attached Memorandum and contact Superintendent of Parks and Recreation Gary Crews with any questions.

4. Update Report of Facility reservations, Event Registrations, and Ongoing and Long-Term Maintenance Costs for Parks and Trail Facilities (Wards – All).

The Committee was asked to review the attached Memorandum concerning the Ongoing and Long-Term Maintenance Costs for Parks and Trails Facilities for specific information and contact Superintendent of Parks and Recreation Gary Crews with any questions.

c.) Executive Session Pursuant to RSMO 610.021 (2) – No Items for Consideration

V. Not Ready for Action – Parks and Planning Matters – Five (5) Items

No discussion.

VI. Other Matters

None

VII. Closing Remarks and Adjournment:

Director of Planning and Parks Vujnich and Chair McCutchen summarized the evening's meeting and **a motion was made by Council Member Garritano, seconded by Council Member Bartoni, to adjourn. A voice vote was taken to approve the motion, with unanimous, affirmative result, and it was declared approved by Chair McCutchen at 8:43 p.m.**